



FARMERS BRANCH

ORDINANCE NUMBER 2275

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED; SO AS TO GRANT A SPECIFIC USE PERMIT FOR A CELLULAR COMMUNICATIONS ANTENNA AND AN EQUIPMENT BUILDING WITHIN THE PLANNED DEVELOPMENT NUMBER 70 (PD-70) ZONING DISTRICT AT 2430 VALLEY VIEW LANE; PROVIDING FOR CONDITIONS OF OPERATION; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); PROVIDING FOR INJUNCTIVE RELIEF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to amending the Zoning Ordinance Regulations have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, the governing body of the City of Farmers Branch is of the opinion that a change in such zoning should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the Zoning Map of the City of Farmers Branch so as to grant a Specific Use Permit for a cellular communications antenna constructed to a maximum height of fifty (50) feet and an equipment building four (4) square feet in area within the Planned Development Number 70 (PD-70) zoning district and located at 2430 Valley View Lane.

SECTION 2. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended and by the granting of a specific use permit for a cellular communications antenna and an equipment building.

SECTION 3. That the cellular communications antenna and equipment building shall be constructed and specifically located in accordance with the approved site plan attached as Exhibit "A" and subject to all conditions stated herein.

SECTION 4. That the property owner shall remove the antenna and equipment cabinet, the concrete base holding the antenna, and all wires leading to the antenna and equipment cabinet at such time that the antenna and equipment cabinet becomes obsolete and the use is abandoned.

SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of two-thousand (\$2,000.00) dollars for each offense.

SECTION 6. If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 7. In addition to, and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 8. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, and as the law in such case provides.

Duly passed by the City Council of the City of Farmers Branch, Texas, on this the 5th day of August, 1996.

ADOPTED:



Mayor

APPROVED AS TO FORM:



City Attorney

ATTEST:



City Secretary

ADJACENT ZONING ACROSS STREET:
PD-70 (OFB-FW)

EXISTING
FIRE HYDRANT

LOT 1 - BLOCK 1
OF WORD OF FAITH WORLD
OUTREACH CENTER

VALLEY VIEW LANE

I-35E (STEMMONS) FRONTAGE ROAD

ADJACENT ZONING: S-210

30' BLDG. LINE

EXISTING
BUILDING

ORIGINAL
CELLSITE
LOCATION

PROPOSED
CELLSITE
LOCATION

80' TO ELECTRIC
ESMT. OVERHEAD

20' UTILITY ESMT.

EXISTING
BUILDING

PIKE STREET

ADJACENT ZONING ACROSS STREET:
PD-70 (OFB-FW)

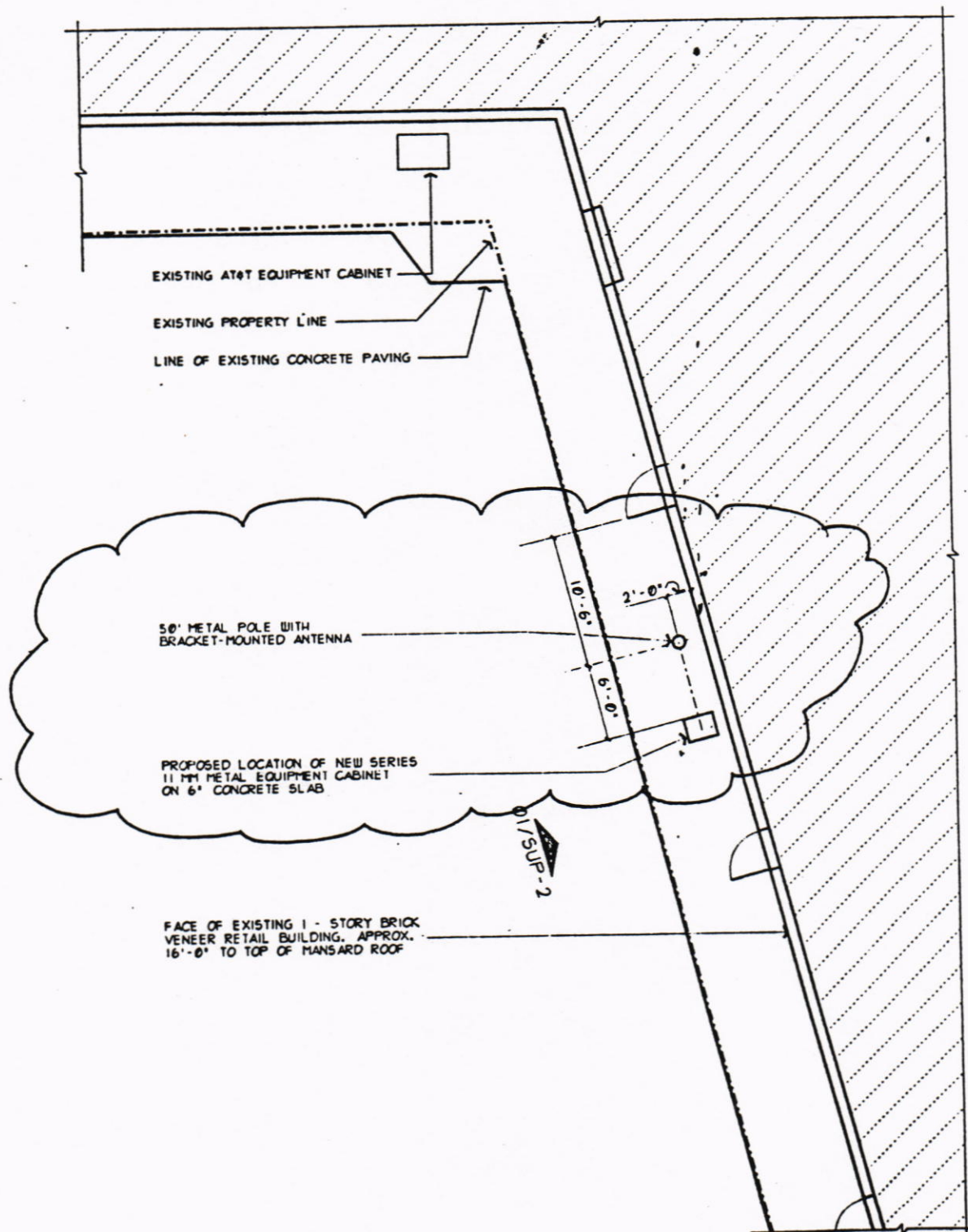
EXHIBIT "A" (1 of 5)

01

OVERALL SITE PLAN

SCALE: 1" = 40' - 0"





(02)

ENLARGED SITE PLAN



EXHIBIT "A" (2 of 5)

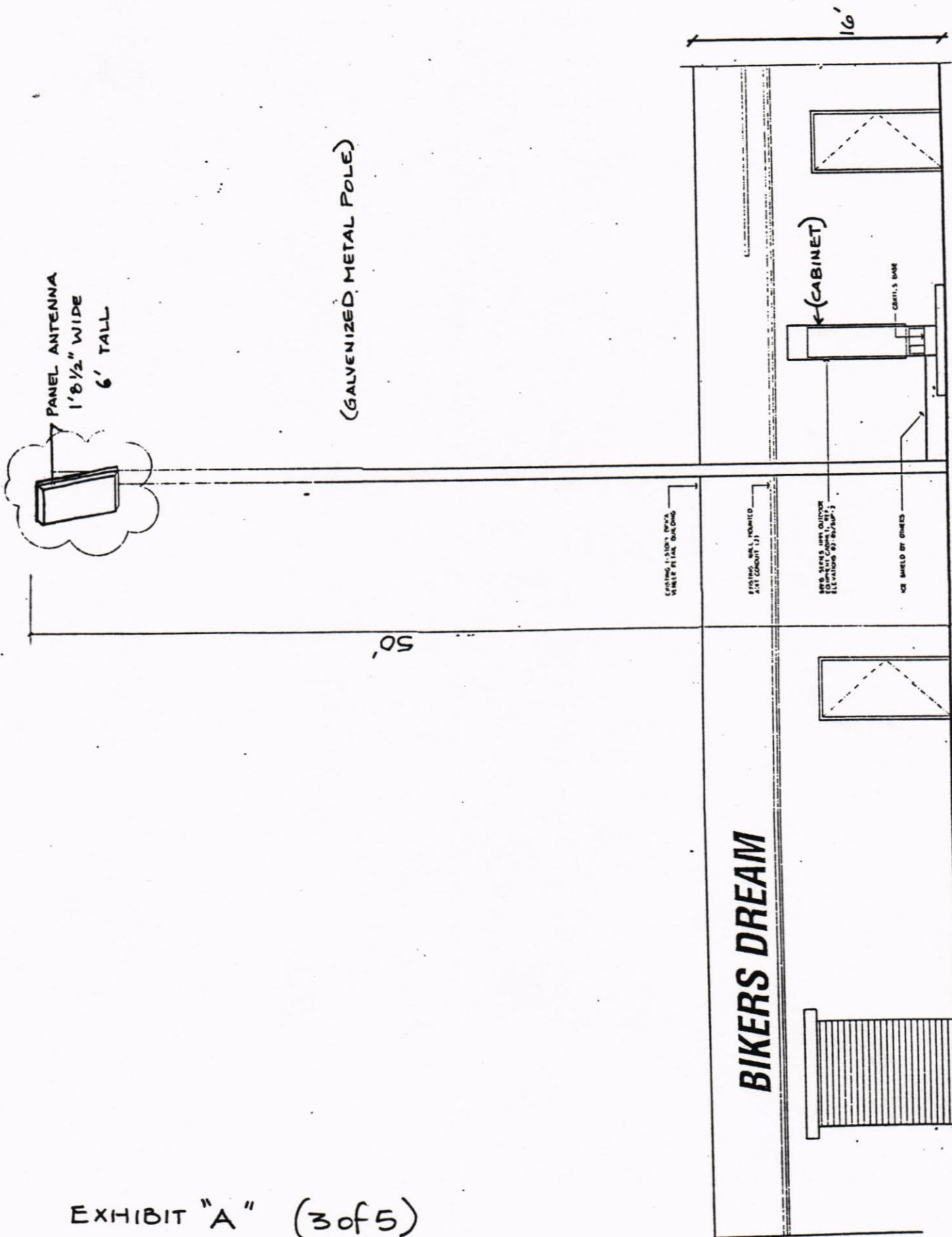
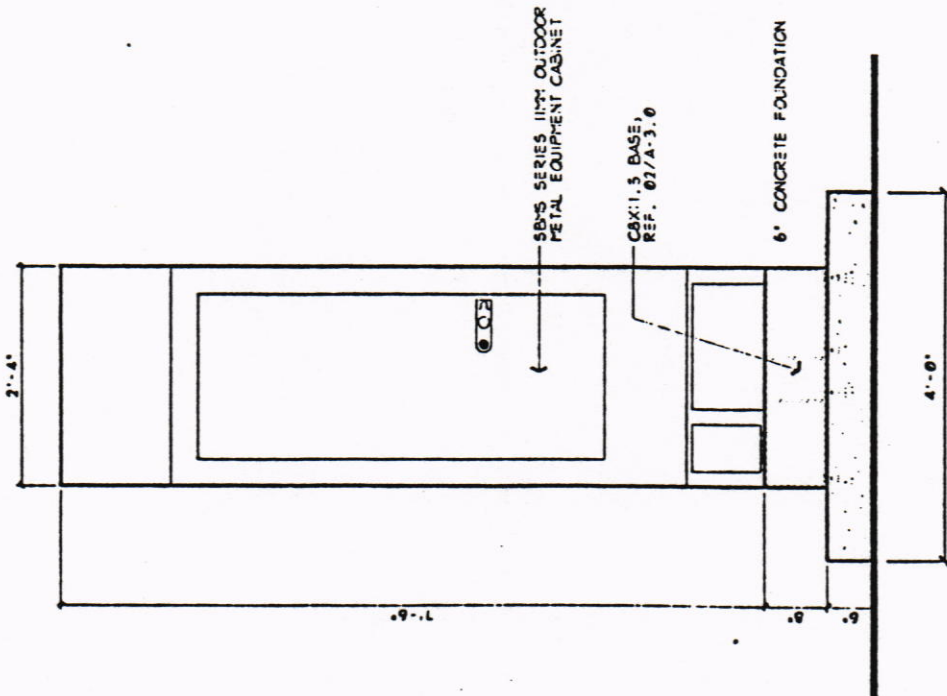
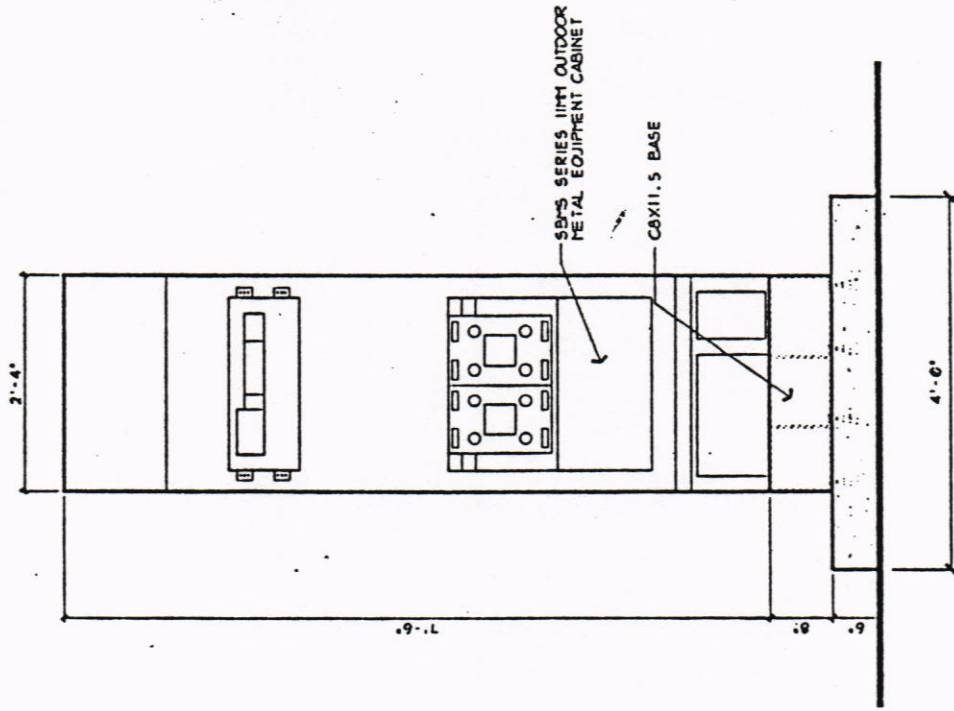


EXHIBIT "A" (3 of 5)



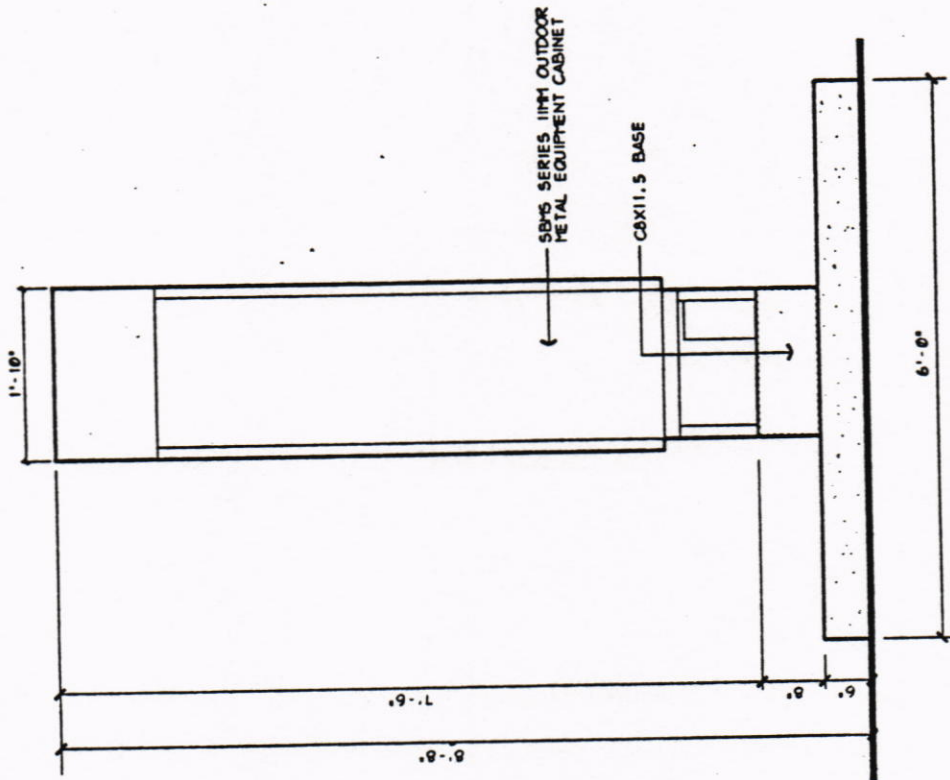
NORTH ELEVATION:
EQUIPMENT CABINET

02



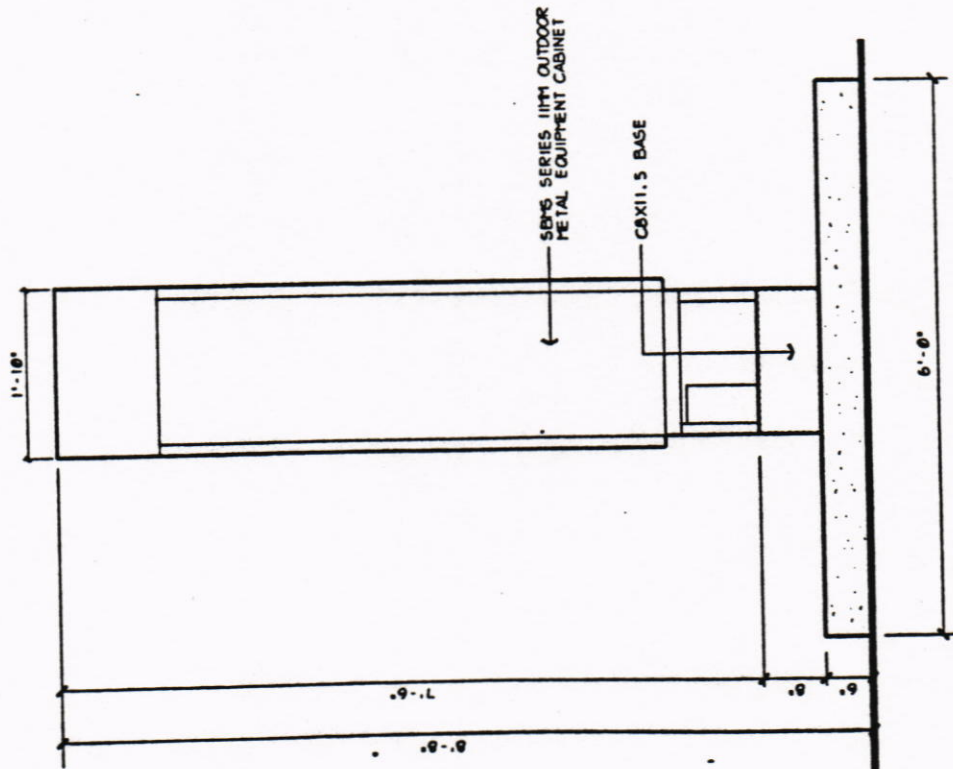
SOUTH ELEVATION:
EQUIPMENT CABINET

03



EAST ELEVATION:
EQUIPMENT CABINET

04



WEST ELEVATION:
EQUIPMENT CABINET

05